129.A	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	432,200	/	432,200
USE VALUE:	432,200	/	432,200
ASSESSED:	432,200	/	432,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		JASON ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	ROSATA BRYAN
Owner 2:	
Owner 3:	
Street 1:	34 JASON ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SZYMANSKI JEFFREY B -
Owner 2:	-
Street 1:	34 JASON ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Vinyl Exterior and 972 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	429,900	2,300		432,200
Total Card	0.000	429,900	2,300		432,200
Total Parcel	0.000	429,900	2,300		432,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.65 /Parcel: 444.65

Legal Description

User Acct 272223

GIS Ref

GIS Ref

Insp Date 08/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 129.A-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	429,900	2300	.		432,200		Year end	12/23/2021
2021	102	FV	418,200	2300	.		420,500		Year End Roll	12/10/2020
2020	102	FV	412,400	2300	.		414,700	414,700	Year End Roll	12/18/2019
2019	102	FV	423,600	2400	.		426,000	426,000	Year End Roll	1/3/2019
2018	102	FV	362,900	2400	.		365,300	365,300	Year End Roll	12/20/2017
2017	102	FV	332,600	2400	.		335,000	335,000	Year End Roll	1/3/2017
2016	102	FV	332,600	2400	.		335,000	335,000	Year End	1/4/2016
2015	102	FV	308,900	2400	.		311,300	311,300	Year End Roll	12/11/2014

!15270!

PRINT

Date	Time
12/30/21	20:28:20

LAST REV

Date	Time
11/01/18	10:13:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15270

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SZYMANSKI JEFFR	70171-291		11/1/2017		500,000	No	No		
LOVE MATILDA	49191-22		3/28/2007		324,100	No	No		
BOYLE JOHN/LAUR	46692-268		12/20/2005		375,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2017	1259	Porch	5,500	C				
6/3/2009	428	Wood Dec	8,455					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Mail Update	MM	Mary M
8/15/2018	Measured	DGM	D Mann
2/8/2018	SQ Returned	EMK	Ellen K
12/13/2017	Inspected	BS	Barbara S
12/5/2008	MLS	MM	Mary M
3/31/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83858
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7768													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	411.668
Other Features:	84342
Grade Factor:	1.00
NBHD Inf:	1.09000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	528087
Depreciation:	98224
Depreciated Total:	429863

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	448.72
Special Features:	0	Val/Su Net:	442.28
Final Total:	429900	Val/Su SzAd	442.28

SKETCH

UnSketched SubAreas:
GLA: 972,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	972	411.670	400,141

Net Sketched Area:	972			Total:	400,141
Size Ad	972	Gross Area	972	FinArea	972

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

129.A-0002-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	18X9	G	GD	2009	15.22	T	6	102			2,300			2,300

More:	N	Total Yard Items:	2,300	Total Special Featues:	Total: 2,300